This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1093280 DEEDQC
01/24/2024 10:31:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240124-0004661

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Acorn Trust **2303 Golf Club Lane** **Nashville, TN 37205**	**117-6-45**	**New Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BRETT THORSTAD and MARY THORSTAD, HUSBAND AND WIFE** ("Grantors"), by these presents do hereby transfer, release, relinquish, quitclaim and convey unto the **TRUSTEES OF ACORN TRUST U/T/A DATED DECEMBER 6, 2023** ("Grantees"), its successors and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements (the "Property") more particularly described as follows, to-wit:

Land in Davidson County, Tennessee being a part of Lot No. 2 on the Plan of Samuel Watkins Farm Lands, of record in Book 57 page 16, Register's Office for Davidson County, Tennessee and being the east half of Lot No. 5 and the west part of Lot No. 4 in the E.L. Hampton's Subdivision of the Cartwright Tract, called "Hillsboro Heights", as surveyed by W.B. Southgate, December 26, 1912, but which plan is not recorded, said property being described according to a copy of a survey made by T.R. Sanford, Surveyor, February 2, 1957, as follows:

Beginning at an iron pin in the southerly margin of Golf Club Lane, said iron pin being located 210 feet westerly from the southwest intersection of said lane and 23rd Avenue south; thence southwardly 346 feet to an iron pin in the northerly line of Lot No. 16 on said plan, said iron pin being located 195 feet westerly from the westerly margin of said Avenue; thence partially along the line between lots No. 4, 5, 16 and 15 on said plan westwardly 230 feet to an iron pin; thence northwardly 345.5 feet to an iron pin in the southerly margin of said Lane, said iron pin being located 425 feet westerly from the southwest intersection of said Lane and said Avenue; thence with the southerly margin of said Lane easterly 215 feet to the beginning.

Being the same property conveyed to BRETT THORSTAD and MARY THORSTAD by deed from MARY H. THORSTAD, HUSBAND AND WIFE, of record in Instrument No. ____202401240004660__ in the Register's Office of Davidson County, Tennessee.

This is improved property known as 2303 Golf Club Lane, Nashville, Davidson County, Tennessee 37205.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

In witness whereof, Grantor has caused this instrument to be dated and effective this 8th day of January, 2024.

GRANTORS:

BRETT THORSTAD

MARY THORSTAD

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared BRETT THORSTAD and MARY THORSTAD, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of January, 2024.

Notary Public

My Commission Expires: 5/9/26

BRIDGET A. GARSKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me,
this 8th day of January, 2024.

NOTARY PUBLIC
My Commission Expires: 5/9/26

BRIDGET A. GARSKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

NSH 2705781.2

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 8, 2024 (date of document).

T-Strickler

Affiant Signature

1-24-24

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 24th day of January, 2024.



Diahann M Keeton

Notary's Signature

My Commission Expires: 11-2-2026